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Village/Town of New Glarus ETZ Ordinance-Art XVI Proposed DRAFT-dtd. 6/13/06 Partial Review @ July 13, 2006 Joint ETZ Committee meeting

Items considered & action taken

Item #	Item Considered	Agreed Action	Remarks
1	The 1.5-mile area for Plat Review by Village	Village LPC & Vil. Board to	Will require more
	should be reduced. The possibility	consider.	discussion.
	for Village expansion into this area is remote.		
	Therefore Village Board should accept review		
	by the Town as being competent to		
	adequately regulate developments. With the		
	advent of the Joint ETZ, given that the group		
	includes elected Town members and Village		
	LPC members, and given that group is likely		
	to be the reviewing authority, additional		
	regulatory review by Village Land Planning		
	Commission is redundant, inefficient and		
	un-necessary.		
2	Pg. 2, 305-109. A. (4) & (5). Delete	Approved	
3	Pg. 2-305-110. B. (2). Eliminate "Light Agriculture."	Combine definition of "Light" &	Keep definition of
		"General" Agriculture.	Intensive Ag.
4	Pg. 3 C. Eliminate (4), (5), (6), (8), (9), (12), (15).	Approved	
	Move (3) Cluster Development into Permitted Uses		
	Move B.(8), (9), & (13) into Conditional Uses.		
5	Need discussion on why "Conditional Uses"	No Action	Requires Public Input
	are required.		
6	Pg. 4. 305-110,D, (4). Max. Residential Building	Approved	
	Height to 35 feet.		
	(8) Eliminate Min. Lot Width. This is	Needs further discussion.	K. Talarczyk to research

	typical within cities & villages but rural lots are freque	ntly	other rural standards.
	odd shaped and where do you determine lot		
	width on a lot shape that is irregular or comes		
	to a point? The Min. lot size of two acres helps		
	to define this.		
7	Pages 4, 5, 6 & 7. Same changes for A-Pl as	Approved.	
	discussed for A-P. (Permitted and		
	Conditional Uses).		
8	Pg. 8. Clarify 305-112. D, (2), (b). Only fifth, (5 th)	No Action	Discussion Req'd.
	home must connect to S & W?		
	Should extension of sewer and water over private lands	S	
	be addressed?		
9	Pg. 9. Eliminate 305-114. R-N.	No Action	Discussion Req'd.
10	Pg. 13. 305-117 C. (1), Add (f). Utility structures	Approved.	
	& Substations.		
11	Pg. 14, 305-117, C (3) Delete "and wattage." It has no	Approved.	
	meaning.		
12	Pg. 16 305-120, D. Needs discussion &	Elimination of Zoning Admin.	Issue of 1 Acre/A.U.
	clarification. Also, references to Zoning	was Approved.	needs discussion.
	Administrator should be changed to Joint ETZ		
	Committee.		
13	Pg. 18, 305-121,B (1). Should be changed to	Approved.	
	include area in ROW as part of Gross Site		
	Area. Lands separated by public roads should		
	be considered "contiguous." Also, add (4)		
	which should read, "Lots separated by C.S.M.		
	dated prior to 10/13/97 shall not be		
	considered as part of Gross Site Area."		
	305-121, B, (3) Single Ownership. Should read	Not Approved.	Needs more clarification

	"or owned by a partnership or corporation in which the individual has controlling ownership."		Consider-"controlling interest."
14	Pg. 20, 305-121, E. (2) (d). Delete Maximum lot size (e), Change effective (20) years to read, "effective until 2025 or perTownship Code	Approved. Approved.	
	Chapter 15."		
15	The retention of rural character, not allowing buildin on Cl I & II type soils while allowing other non rural developments, (such as R.V. courses), and the concept of forcing commercial development towards the Village need further review.	No Action	Needs Review
16	Pg. 21. 305-121. F. (2) should be revised to read, "In the absence of a clearly defined sales contract or recorded deed that defines the intent, the assumption shall be that one building site is transferred with each 35 acres sold. If less than 35 acres are sold the assumption shall be that 1 building site was transferred with each lot created, provided that the provisions of 305-121-A. B. C. D. & E. allow it. Each split reduces the Gross Site Area by 35 acres regardless of the lot size split off and impacts the calculations for determining the remaining required open area.	Approved.	
17	Pg. 4. 305-110 D 10. Review 750 S.F. Min. building size.	No action	

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Pg12. 305-117 B. (1). Delete," single & two family		
residential dwellings and"		
Pg. 20. 305-121, Delete, "the maximum lot size shall be		The 2 acre Min. lot size resu
5 acres unless, in the determination of"		in 2 acres being identified as
		building site and the balance
		of the areage becomes open
		space.
Pg. 21.305-121 (F), add "ETZ and Zoning Administrator		
will use"		
Pg. 22. 305-121(G) (1) change "parcel" to "gross site area."		
(2) change "utility" to "utility buildings of	r	
substations."		
(3) change first sentence to, "The Town of	of	
New Glarus shall maintain parcel records as of October 13,		
1997 and shall make them available to the Zoning Administra	itor."	
(5) Clarify last sentence.		
Pg. 23. 305-122, B (5) Needs discussion.		
(7)a, Include "ALL" highways.		
Discuss, "will face away"		
(7) (b), add, "and avoid ridge tops."		
(9) change "adopted," to "existing."		
(10) change, "work with," to " follow		
recommendation of"		
Pg. 25. 305-122, (F) (2)& (3), Need clarification	1.	

Pg. 26. 305-123 B(2) add, " and shall be subject to stst.62.23(7a)		
Pg. 28 J. add "subject to review and approval of Joint Committee."		
Pg. 305-132 A define the applicable ordinances.		
Pg. 46. Definition of Parcel. See pg.18-defination of		
Gross Site Area. Delete, "and not sepreated by streets"		